

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 18, 1972

Application No. 11159 Rogers Memorial Hospital, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried in the absence of Messrs. Scrivener and Mackey, the following Order of the Board was entered at the meeting of November 1, 1972.

EFFECTIVE DATE OF ORDER -- December 20, 1972

ORDERED:

That the application for permission to provide accessory parking for Rogers Memorial Hospital at 203 8th Street, N.E., lots 79-82, 810, 815, 75-77 in Square 917 be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. The subject property is located at 208 8th Street, N.E. (on the corner of 8th and Constitution Ave., N.E.) and is zoned R-4, which is defined by the Zoning Regulations as an area of row dwellings and conversions.

2. At the present time the lots included in the application herein are vacant and/or unoccupied family dwellings. The vacant lots are the result of previously demolished family dwellings.

3. Applicant seeks this Board's permission to establish the proposed parking lots pursuant to Section 3104.45 of the Zoning Regulations which necessitates a special exception that must be approved by the Board of Zoning Adjustment to locate an accessory parking lot on lots other than the lot on which the main building is located.

4. Applicant proposes to use the lots sited herein for accessory parking for Rogers Memorial Hospital. Applicant further notes that the proposed parking lots will be designed to accommodate hospital employees, physicians and visitors.

5. Rogers Memorial Hospital, applicant herein, has just commenced a major construction project which is renovating and modernizing the existing hospital and is adding new emergency care facility to the hospital.

6. The addition of the emergency care facility is absorbing a large amount of the existing parking and, in addition, the construction equipment and other construction purposes are displacing a large number of the existing parking lots.

7. Opposition was voiced at the public hearing; primarily from Victor Grey, 628 C Street, N.E., which is approximately 50 yards from the proposed lot at 7th and C Streets, N. E.

8. The neighboring civic associations and the hospital have negotiated at great lengths and reached a mutual understanding which has been reduced to writing in a document entitled - "Memorandum of Understanding." This memorandum was signed and dated October 17, 1972. The parties participating are; Rogers Memorial Hospital, Stanton Park Neighborhood Association and the Capitol Hill Restoration Society.

9. Many letters in support of Rogers Memorial application for additional parking space were submitted to the file and have been evaluated by the Board.

OPINION:

This is an application by Rogers Memorial Hospital to secure a special exception which would enable the hospital to locate accessory parking on lots other than the lot the main building is located.

The application herein is for permission to use the premises at 203 8th Street, N.E., as accessory parking for the hospital. Said premises are located on the corner of 8th Street and Constitution Avenue, N.E.

Rogers Memorial Hospital acquired the above properties because they are located immediately adjacent to the main

hospital facility, and are in dire need of the additional parking space to accommodate the hospital's scheduled construction and expansion program.

It is the considered opinion of this Board that the applicant has worked hard to make sure that the citizens of the surrounding community know about and support the plans to provide a modern hospital and improved medical care center for the Capitol Hill area.

The file reflects support letters from various civic, church, and social organizations (14). In essence, they all relate to the Board that Rogers Memorial is the only hospital available to the citizens in this particular section of the inner-city. Further, they assert that the medical service rendered by the hospital is of vital importance to the community and without it the community would be hard pressed for any type of medical treatment. We agree, and for these reasons it is vital that Rogers Memorial Hospital be permitted to expand and utilize the proposed lots.

Support also is noted for the hospital's project in removing old houses in the neighborhood as they have been the cause of blight, areas where litter gathers.

In the final analysis, we are satisfied that the applicant has worked with the neighborhood and that the two have reached a mutual understanding. In the light of the above facts, we grant the application herein for accessory parking.

We are of the opinion that the establishment of this accessory parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

This order shall be subject to the following conditions:

a. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

b. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

c. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

d. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

e. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Landscaping plans must be approved by the Department of Highways and Traffic.

f. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

g. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

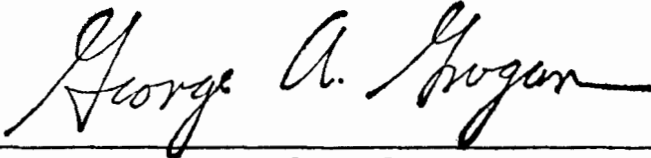
h. Parking is for private vehicles only; no trucks.

Permit shall not issue until all conditions of this Order have been met and complied with and further, the Board reserves the right to direct revocation of permit upon proper showing that any terms or conditions of this Order have been violated.

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF
SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR
OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC
DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE
DATE OF THIS ORDER.